

What residents have told us so far..

Draft

Archibald Corbett Neighbourhood Forum On-line Survey Analysis and Report

Produced by Angela Koch and Lily
Woo of ImaginePlaces in
partnership with the Corbett
Neighbourhood Forum Team
November/December 2014

Up to 144 responses
June 02, 2014 - Now

<https://www.surveymonkey.com/s/Q2VWYNY>



Q3. Who or what type of person, organisation or business should be a member of the Archibald Corbett Neighbourhood Forum?

RESIDENTS

- Passionate about the area
- Active member with long established experience with community work
- Strong community spirit
- Local knowledge

SCHOOLS

- School teachers representatives

COUNCILLORS

- Local MPs

STUDENTS

- Young people

LOCAL BUSINESSES

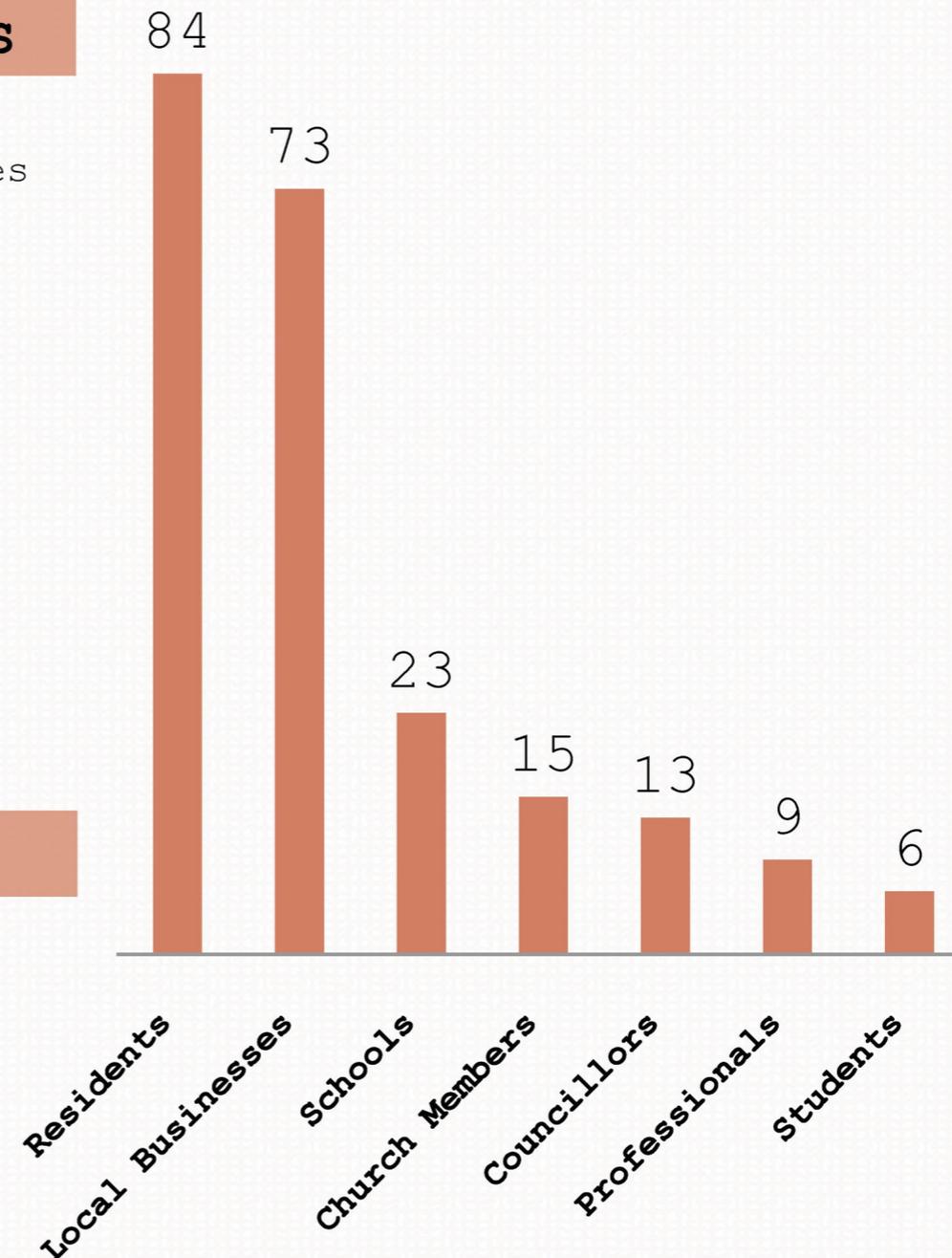
- Individual shop owners and employees

CHURCH MEMBERS

- Clergy
- Faith group leaders

PROFESSIONALS

- Architects
- Planners



**Local organisation which provides services

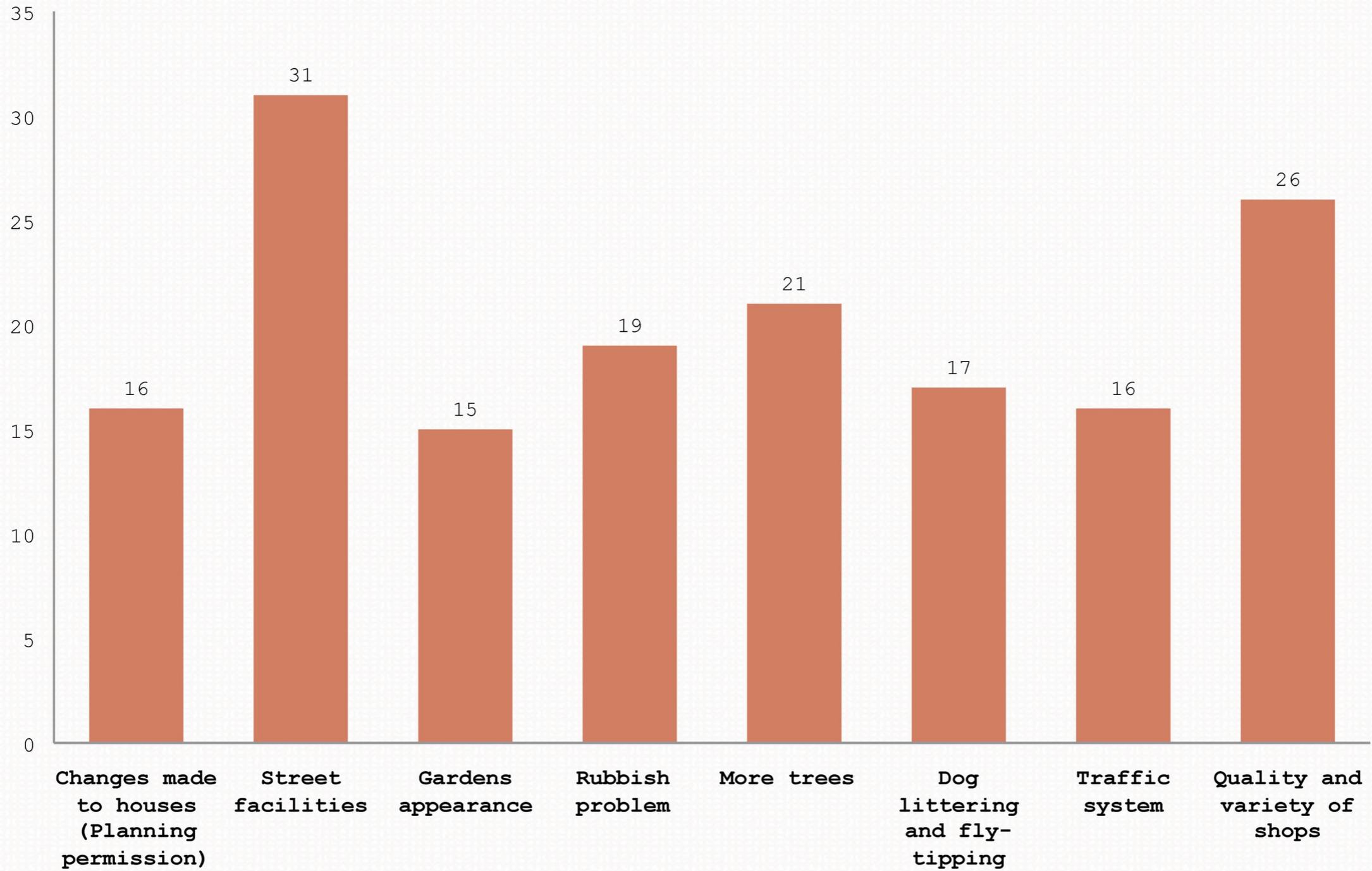
Sample Size: 114/144

Q5. What is unique about the Corbett Estate and should be kept/protected?



Sample Size: 105/144

Q6. What should be improved in the Corbett Estate?



Sample Size: 105/144

Q6. What should be improved in the Corbett Estate?

1. Improving the **appearance of local centers/streets and** increase the **quality and variety of shops**
2. Greater control on **Planning permission** of the house extension. Restrict the **changes made to houses** e.g. UPVC doors, front door awnings, paved front gardens, garden walls in dangerous disrepair, Houses split into flats and rooms.
3. Better front **gardens appearance** instead of car parking use
4. Solving **rubbish problem** on the pavement and shop front
5. Planting more **trees** on the street
6. Improving **local bus routes and services**

Q7. What is missing in the Corbett Estate that you would like to have? (Mentioned at least twice)

01

Community social space/ centre

02

Family friendly Pubs

03

Residents Parking Zones

04

Engagement activities for the older and younger residents

05

Rubbish management and recycling system

06

Better shops and shopping area

07

Better quality cafes and restaurant

08

Street facilities

Sample Size: 103/144

Q8. If you have any other comments, questions or comments please say here ...

"History walk round the estate? History board?"

"would be nice to make small roads with no real through traffic "

"A neighbourhood plan is a great idea and I'm sure with a group of such engaged residents will be a success."

"I have been resident for 2 years but don't seem to have had any details about this society put through my letterbox."



"I hope to be involved."

"There should be local consultation over developments and licensed premises old features must be renewed shops kept"

"more ethnic diversity represented in the shopping facilities"

"link to as many of its residents as possible what ever age or back ground they are from"

Sample Size: 42/144

All comments

A general consensus for sober colour choices of rendered houses, to be more neutral and accentuated with a coloured door.

Congratulations. This is long overdue. Far too many blocks of flats being squeezed in and too many of these lovely houses being converted without any parking and without any restrictions being enforced.

I was surprised to learn that the CRA had grown to include more roads. Quite different areas now included - how will the varying views be harnessed to reflect what people really think?

Why not try a history walk round the estate? This could be a gentle walk tailored to all abilities. Why not try adult only craft activities? Have evening or weekend slots - a lot of us have to work during the daytime!

I would like to be involved more

i love the estate.

would be nice to make small roads with no real through traffic eg ardfillan a 'playroad' ie cars can go 5m. seen it elsewhere

Appreciate the initiative you are taking

I have been resident for 2 years but don't seem to have had any details about this society put through my letterbox. I only found out about you because my friend gave me the flier for the photo competition

Something should be done about neglected vehicles/properties like the one in Springbank Road with the Motor home parked outside. I think it's number 114.

Love that this is happening - only just heard about this today and am delighted. Would be good to have a history board near the station

There should be local consultation over developments and licensed premises old features must be renewed shops kept

I feel this society needs to be publicized more in this area and link to as many of its residents as possible what ever age or back ground they are from.

it would be nice if the trees planted were edible fruit/ nut trees - as with the transition town project

Looking forward to People's Day! Will you have a presence there?

This is a great idea!

its all well and good having a forum but the residents need to take more ownership around the maintenance of their own houses. People won't be concerned about the neighbourhood if they can't even take care of their own houses

All comments

How strict is the covenant for no public house? I think it's vital for the area to have a meeting place /social public house, for people to get out and meet each other on a regular basis.

The Corbett estate is unique in its heritage and architecture. So pleased we're doing this.

I'll be happy to apply for a position on the forum

well done for your hard work, care and attention much appreciated. please help support St Andrews Church to get its community space finished it will make such a difference to the whole community and everyone in it.

If you need any help - let me know!

The standard policy for shops and small business is to have a contract to keep the area tidy including rubbish bins etc and to introduce penalties if they do not comply.

We need more ethnic diversity represented in the shopping facilities. Polish, Scottish, Indian and so on, not just Afro-Caribbean.

The fireworks night is excellent could have a regular summer fete with Abbotshall field.

Perhaps create a "depot yard" for a bring and take style exchange of useful items, plants, building materials, 2nd hand furniture or other unwanted items, gifts etc. Use for recycling and improving community feel.

Verdant lane road tables should be removed as this causes noise nuisance and damage to properties. the ACS should influence alternative traffic calming measures

I think the lack of pubs is a bit of a shame but too well established to try and change now

I like the idea of this society.

survey which streets young people and children would like turned into timed spaces for football, skating, skateboards

Good luck with it all! I hope to be involved.

A neighbourhood plan is a great idea and I'm sure with a group of such engaged residents will be a success.

We think the Society sounds great. We hope to be able to contribute soon!

We have only moved to Catford over last six months and love it. I never expected to find some a great community spirit in London and am amazed at the value for money you get here in house space and gardens compared to elsewhere in London. We absolutely love the area and the Catford people.

I love it, and catford!

I am interested to know more about the proposals for Abbotsall playing fields and the health and wellbeing centre. I am also interested in the health project you have funding for.

I would welcome a forum where people can recommend trades people, restoration advice would be welcomed.

Many thanks for organising.

why are there off licence's and betting shops wasn't this something not permitted on the Corbett estate when it was originally built?

Shop Local, Shop Corbett survey, May 2015

Nearly 250 surveys, full of great ideas for injecting new life into our shopping parades.

The surveys give a clear message that respondents would use new shops and services if they were available. Here are a few headlines:

- ➔ 98% of respondents would like to see more variety of shops and services on the Corbett Estate.
- ➔ High on the list of priorities are: a bakery, more cafés (especially child-friendly ones), fresh groceries, fruit and veg, fishmonger, pop up restaurants and venues for the community to meet and socialise.
- ➔ An overwhelming majority of people travel by car, bus, train or on foot to shops in other areas: Lewisham, Blackheath, Sydenham, Catford town centre, Bromley, etc. (Nearly 50% travel by car.)
- ➔ Less than a quarter of respondents prefer to shop on-line.
- ➔ Responses came from people living right across the estate. More than half of respondents said they would be willing to help the campaign once in a while.

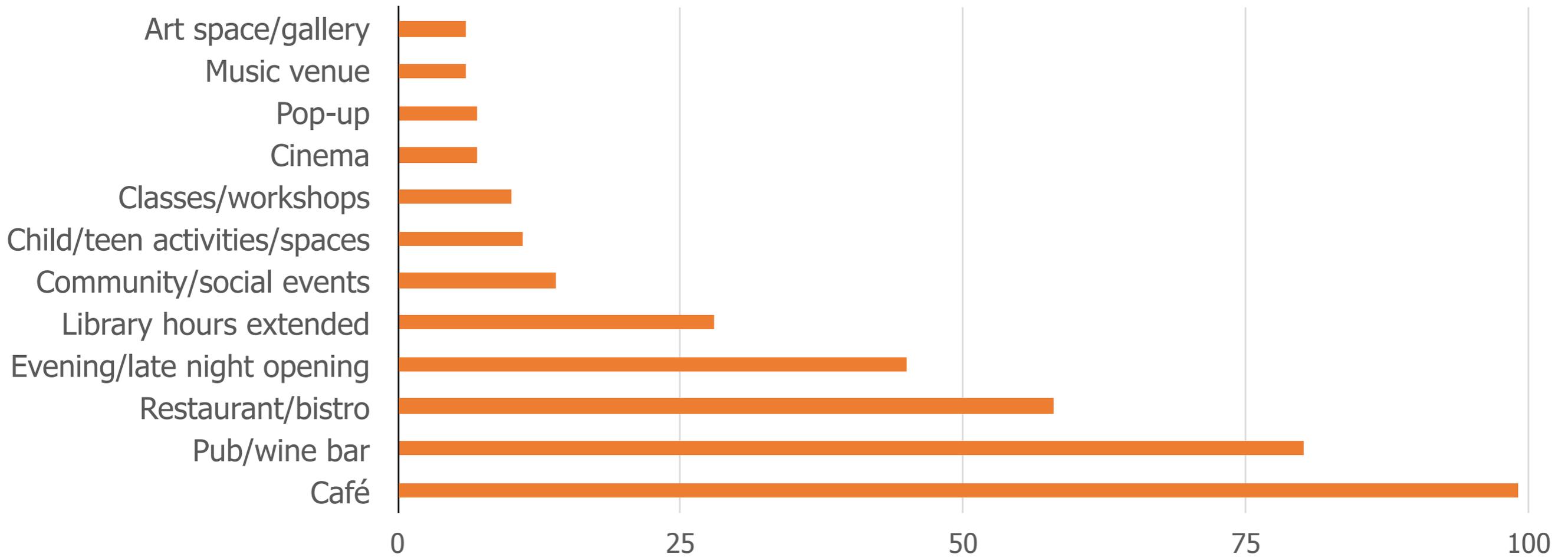
It will take us a little while to analyse survey comments in detail. We will publish full survey results as soon as they are available.

The surveys provide valuable evidence of local shopping demand that we can use to influence neighbourhood planning, support existing traders, and encourage new retailers to invest in our area. Watch this space for news of our next steps.

Link:<http://thecorbettsociety.org.uk/shop-local-shop-corbett-survey-a-great-response/>

What other amenities would you like to see, if they could be made available? (For example: late night opening cafés, licensed premises, extended library hours, etc.?)

More than 5 responses



(No licensed premises - 4 No late night opening - 3)



Over 40
conversations with
local business
owners and
employees about
their wishes and
ideas to improve
the neighbourhood
centre...

#BESTIDEASFORCORBETT 

WHAT'S YOUR BEST IDEA FOR
OUR NEIGHBOURHOOD?



Springbank Road 73-93



Springbank Road 95-117

Case Study on Permitted Development (Retail to Residential) - Lewisham

Author: Ben O'Toole, Corbett Estate Neighbourhood Forum

Where? The Corbett Estate, Catford SE6/Hither Green SE13, Lewisham, South East London

Issues

- Growing demand for independent shops and restaurants on local shopping parades
- Landlords are keeping shops vacant in order to convert to residential
- Existing businesses say residential conversions are hurting their business
- New businesses have difficulty locating retail premises and are hesitant to invest
- Prior approval to convert shops to residential granted by default in some instances because Council planning officers do not have the capacity to respond within 56-day deadline.

Overview: The Corbett Estate spans an area of 28 streets in Catford South and Hither Green in Lewisham. Built by Victorian social entrepreneur Archibald Corbett at the turn of the 20th century, the Estate provides some 3,300 family homes. Like many parts of South London, the area fell into decline in the 1970s and 1980s, but is now regenerating. Property prices are rising rapidly as a new generation of young families arrive in search of relatively affordable housing. The Estate remains a diverse neighbourhood with people of many income levels, backgrounds and needs.

Neighbourhood planning: In 2014, local community group the Archibald Corbett Society facilitated an application for the establishment of a Neighbourhood Forum under the Localism Act (2011). The Forum and designated area were approved by Lewisham Council in April 2015. The Corbett Estate Neighbourhood Forum expects to complete a Neighbourhood Plan in late 2016, drawing on consultation with many local stakeholders.

Corbett Estate shopping parades: The Corbett Estate has eight local shopping parades. By the early 2000s, a number of shops were untenanted due to the rise of supermarket shopping and economic decline of preceding decades. Some shops were converted to ground floor flats. The poor quality of some conversions suggests they were undertaken without planning permission, or that building work did not conform to approved plans. However, some parades retain high quality traditional Victorian-style shop fronts.

Local initiatives to regenerate shopping parades:

In November 2014, the Archibald Corbett Society commissioned Angela Koch from ImaginePlaces to support a team of local volunteers in undertaking a detailed study of local shopping parades and business activities. A detailed map of all uses, shop fronts and vacancies was developed in conjunction with over 40 blackboard-aided conversations with shopkeepers. The summary report can be accessed [here](#).

A parallel survey of residents showed that quality and variety of shops, bars, cafes and restaurants were priorities for people living on the Corbett Estate. The summary report can be accessed [here](#).

In May 2015, the Society launched a 'Shop Local, Shop Corbett' campaign to support local shops and gather detailed evidence of demand. [A survey found 98% of respondents wanted more shops and services](#), such as child-friendly cafes, a bakery, greengrocer, delicatessen, restaurants, bistros and venues to socialise. More than 80% of the 245 respondents stated they travelled by car, public transport or bike to similar shops in surrounding areas (Catford town centre, Blackheath, Lewisham, Brockley, Bromley, etc.), but indicated they would shop and eat locally if they could. The results are consistent with a [wider trend towards local, independent shopping in London](#).

On the basis of this evidence, 'Shop Local, Shop Corbett' campaign members have:

- monitored retail change of use applications and coordinated objections from the community
- collected footfall data to demonstrate the commercial potential of retail units
- written to prospective businesses with survey results and footfall data
- written to landlords encouraging them to make vacant retail units available
- submitted a successful bid to the Mayor's High Street Fund to open a [community delicatessen](#)
- met with Council planning officers, local Councillors and MPs, and
- attracted local press coverage and discussion on social media.

Two new shops are so far opening as a consequence of the campaign: a neighbourhood café expanding from Brockley; and the community delicatessen, [Good Food Catford](#). Businesses from neighbouring Blackheath, Hither Green and Ladywell are interested in opening. Estate agents have offered support for the campaign and some landlords have offered to let vacant shops.

Challenges to regeneration:

A key challenge for the Corbett Estate's shopping parades is the extension of Permitted Development Rights to include retail-to-residential change of use. The Lewisham *Development Management Local Plan* (DMLP) requires the retention of shops on local parades 'to preserve or enhance the local character and support the provision of essential daily goods and services'.¹ Council planners advise that, in practice, they have little power to protect shops where the applicant fulfils the requirements for prior approval under Permitted Development.

Private landlords have a strong incentive to convert shops to flats because they can increase their rental income. There are indications some landlords are not marketing vacant units appropriately in order to meet the criteria for Permitted Development. Due to high caseload, change of use applications are decided by delegated officers, rather than committee. The Council has 56 days to decide on a planning application and, if this time limit is exceeded, prior approval is granted by default. One recent shop conversion took place without approval. The Society reported the breach. The Council acknowledges that due to limited capacity, such breaches are not enforced promptly.

The community therefore has little influence over developments on local shopping parades, despite having a clear vision for their regeneration. Shop conversions are resulting in the permanent loss of retail units at a time of growing consumer demand. Vacant and converted shops give an impression of decline, which creates uncertainty for existing businesses. Rather than creating conditions for local start-ups to flourish, the parades remain a risky environment for business investment.

Conclusions: A key strand in the Corbett Estate Neighbourhood Plan will be the rejuvenation of shopping parades and stimulation of local business. The Corbett Society believes some parades could become vibrant local hubs, drawing consumers from a large catchment that is currently underserved. Major local housing developments will also increase demand. The Society's view is that shopping parades in Neighbourhood Plan areas should be exempt from Permitted Development. This would enable the community to manage the regeneration of its shopping parades as part of a coherent approach to the development of local business, employment, social opportunities, housing, streetscape and architectural heritage.

Ben O'Toole, September 2015

¹ Lewisham *Development Management Local Plan*, DM Policy 16 (Local shopping parades and corner shops) requires that developments meet criteria including attempts to market the vacant shop, preservation of facilities and amenities, and balance of units within the shopping parade.

CHALLENGES

New businesses are interested in opening on the Corbett Estate, but...

- Limited availability of retail units (despite vacancies) because some landlords wish to convert to residential, or can't be contacted
- Existing flat conversions and Permitted Development legislation create an atmosphere of uncertainty for current and new business
- High rents, housing shortage and poor condition of retail units are also a problem

OPPORTUNITIES

- Good Food Catford crowd-funded community deli NEARLY THERE! <https://spacehive.com/goodfoodcatford>
- Sandhurst/Sangley streetscape improvements project led by CRA
- Building relationships with estate agents, businesses and landlords - and with Council planners, councillors and MPs
- Case study on Permitted Development to Department for Communities and Local Government
- Continuing to consult, develop solutions and identify funding sources through... Neighbourhood Planning!